

## RESOLUTION NO.

**WHEREAS**, Planned Unit Development (PUD) district zoning is a unique zoning category that allows flexibility beyond conventional zoning and subdivision regulations; and

**WHEREAS**, PUD district zoning aims to produce development that achieves superior community benefits and values than that which can be achieved under conventional zoning; and

**WHEREAS**, Sec. 211.006 of the Texas Local Government Code permits a city to require the affirmative vote of at least three-fourths of its City Council to overrule the denial of the city's zoning commission with regard to a proposed zoning case; and

**WHEREAS**, Sec. 25-2-284 of the Land Development Code requires a three-fourth majority vote of the City Council to approve a proposed rezoning when the City's Land Use Commission recommends denial of an application to rezone a property to a Planned Unit Development; and

**WHEREAS**, Sec. 25-2-284 does not address situations where PUD zoning is sought on unzoned property that has yet to be designated with an initial zoning district;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN**

The City Manager is directed to study and propose potential code amendments to address unzoned property on which PUD district zoning is sought, including but not limited to the implications and benefits of a code amendment to § 25-2-284 of the Land Development Code to require the affirmative vote of three-fourths of the members of the City Council to approve a proposed PUD district zoning when the Land Use Commission recommends denial of an application to zone a property to a Planned Unit Development. Recommendations, including any code amendments, shall be brought to the Council Planning and Neighborhood Committee at its December, 2015, meeting. days (or as soon thereafter as reasonably possible).